

057.0

0002

0004.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

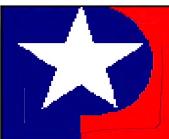
516,000 / 516,000

USE VALUE:

516,000 / 516,000

ASSESSED:

516,000 / 516,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
0 LOT		BECK RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MARADIANOS PETER	
Owner 2:	
Owner 3:	
Street 1: 17 BECK RD	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER
Owner 1: PRESTEJOHN PATRICIA M -
Owner 2: -
Street 1: 72 PINE RIDGE ROAD
Twn/City: MEDFORD
St/Prov: MA
Postal: 02155

NARRATIVE DESCRIPTION
This parcel contains .083 Sq. Ft. of land mainly classified as Comm. Whs. with a Garage Building built about 1980, having primarily Conc. Block Exterior and 1050 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		3637	Sq. Ft.	Site			0	31.	4.29	CA									484,031						484,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
316	3637.000	32,000		484,000	516,000		37659
							GIS Ref
							GIS Ref
							Insp Date
							11/23/18

PREVIOUS ASSESSMENT								Parcel ID	057.0-0002-0004.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	316	FV	32,000	0	3,637.	484,000	516,000		Year end	12/23/2021	!4866!	
2021	316	FV	32,000	0	3,637.	476,200	508,200		Year End Roll	12/10/2020		
2020	316	FV	32,000	0	3,637.	468,400	500,400	500,400	Year End Roll	12/18/2019		
2019	316	FV	26,600	0	3,637.	437,200	463,800	463,800	Year End Roll	1/3/2019		
2018	316	FV	26,600	0	3,637.	390,300	416,900	416,900	Year End Roll	12/20/2017		
2017	316	FV	26,600	0	3,637.	343,500	370,100	370,100	Year End Roll	1/3/2017		
2016	316	FV	26,600	0	3,637.	257,600	284,200	284,200	Year End	1/4/2016		
2015	316	FV	21,300	0	3,637.	163,700	185,000	185,000	Year End Roll	12/11/2014		

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
PRESTEJOHN PATR	66120-422		9/24/2015	Mult Lots		350,000	No	No						
PRESTEJOHN PATR	65655-512		7/1/2015	Convenience			1	No	No					
PRESTEJOHN PATR	63703-280		6/3/2014	Convenience			1	No	No					
	11748-682		9/15/1969			35,500	No	No	N					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/28/2021	516	Shed	3,000	O					11/23/2018	MEAS&NOTICE	PH	Patrick H					
									3/13/2009	Measured	197	PATRIOT					
									2/24/2009	Info By Phon	BR	B Rossignol					
									5/8/2000	Info At Door	197	PATRIOT					
									1/1/1919								

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

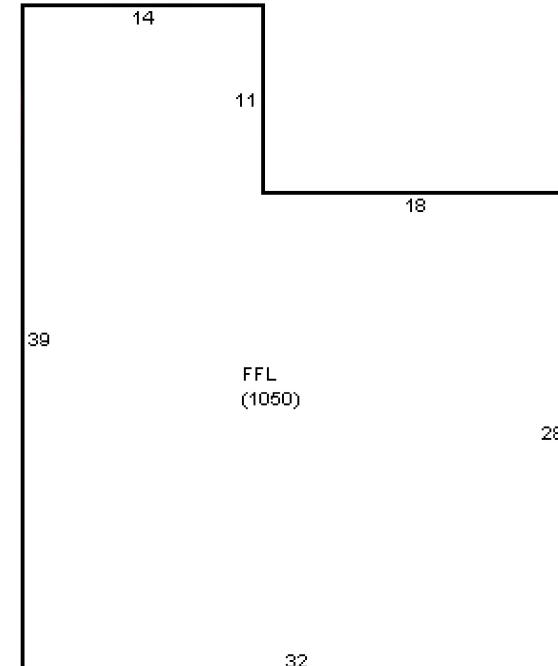
Type:	30 - Garage	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	6 - Slab	
Frame:	2 - Steel	
Prime Wall:	21 - Conc. Block	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

GAR RENTED TO KELLY LANDSCAPING.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1980
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	5 - Minimal
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	5 - None
Heat Type:	8 - None
# Heat Sys:	0
% Heated:	0
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 057-0-0002-0004.0

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: []	BRs: []
	Baths: []	HB []

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	25. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	25 %	

CALC SUMMARY

Basic \$ / SQ:	42.00
Size Adj.:	1.25000000
Const Adj.:	0.83140594
Adj \$ / SQ:	43.649
Other Features:	-3100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	42731
Depreciation:	10683
Depreciated Total:	32048

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	43.65
Special Features:	0	Val/Su Net:	30.48
Final Total:	32000	Val/Su SzAd:	30.48

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,050	43.650	45,831					
Size Ad	1050	Gross Area	1050	FinArea	1050				

Net Sketched Area: 1,050 Total: 45,831

IMAGE

AssessPro Patriot Properties, Inc